

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL
PLANNING GROUP. Minutes of the meeting on 10 May 2010.

Item 1. Chairperson Wally Riggs called the meeting to order at 1911 hours and the Pledge of Allegiance was recited.

- Planning Group members Ulm, Slagill, Bowen, Walls, Krickhahn, Riggs, Bretz, Manning, Vandover, Myrick, Hertel and Gabler were present, forming a quorum of 12. Planning Group member Harris was absent, not excused. Seat 1 and Seat 14 are vacant.
- Jack Vandover moved that the Planning Group approves as submitted the minutes of the meeting on 12 April 2010. The motion passed (11 yes; 0 no; 1 abstain: Hertel).
- There were no expense reimbursement requests.

Item 2. Announcements. Mary Manning announced that the Alpine Fire Safe Council is sponsoring a presentation on fire characteristics with demonstrations of burning models by a University of California, Berkeley, Cooperative Extension Specialist, on 15 May, 9 AM, at the Alpine Elementary School.

Wally Riggs announced that:

- The last opportunity this year for Planning Group members to attend the annual Department of Planning and Land Use training workshop is 5 June, 10 AM – 12 Noon, at the East Valley Community Center, Escondido; and
- That the Board of Supervisors approved the boundary change the Planning Group requested to adjust the boundary between the Crest and Granite Hills communities, but that the Registrar of Voters has not yet officially responded with redrawn community maps for voter registration.

Item 3a. Open Forum. An unidentified Harbison Canyon resident stated that she had received notification that a new Tentative Parcel Map has been submitted for the Kemerko project.

Item 3b. Group Forum. No one requested to speak.

Item 4. Committee Reports. None.

Item 5a. Private Project Proposal. TPM 21080 RPL2, Bongiovani/Montana Serena Project, 4-lot split, 1530 Montana Serena and Gibson Highland, Crest. Chairman Riggs introduced Mr. Bruce Tait, representative of the project applicant, to discuss and explain this replacement map application. Mr. Tait stated that Parcel 4 was larger; that the Lot 4 panhandle width was enlarged to 35'; that all of the easements are approved; and that secondary emergency access for the project has been obtained through Gibson Highlands.

Phil Hertel moved that the Planning Group recommends approval of TPM 21080 RPL 2 as presented. The motion passed (11 yes; 1 no: Manning; 0 abstain).

Item 5b. Private Project Proposal. SD-0654 Harbison Canyon, AT&T Wireless Antenna Project, 987 Crows Nest Lane, Harbison Canyon. Chairman Riggs introduced Mr. Ted Marioncelli, representative of the project applicant, who discussed and explained the

details of the wireless cellular telephone antenna site and Major Use Permit application. The project includes constructing a 35' high broadleaf mono-tree, mounting and operating 12 antennas on the tree, and constructing an associated equipment cabinet enclosure. The project site is on a prominent hilltop that has an existing 35' high broadleaf mono-tree cellular telephone antenna system.

Planning Group members discussed the current inadequate screening of the existing mono-tree, the need for better screening, and the prospects for additional mono-tree projects in the future at this site.

Jack Vandover moved the Planning Group recommends approval of SD-0654 Harbison Canyon as presented, with the following two conditions: 1) all antenna tower paint must be non-reflective and matched to the surrounding natural rock, and 2) the landscaping of the site must be upgraded to better disguise the broadleaf mono-tree towers. The motion passed (9 yes; 2 no: Manning, Myrick; 1 abstain: Walls).

Item 5c. Private Project Proposal. Notice of preparation, EIR for Singing Hills Estates Project GPA 09-009, SP04-005, R04-012, TM5380 RPL2. Chairman Riggs introduced this Notice of Preparation of an Environmental Impact Report, reminding everyone that the agenda item topic is limited to recommendations concerning the scope of the EIR that will be prepared for the Singing Hills Estates Project. He reported that the County DPLU conducted a scoping meeting (that Pat Ulm attended); that it developed a list of potential impacts to be studied in the EIR; and that the Planning Group has an opportunity to suggest impacts and issues it recommends for study in the EIR. Pat Ulm distributed copies to the Planning Group of a comprehensive list of potential issues and impacts of the project that, according to CEQA Guidelines, the EIR should study. Mr. Lee Vance, representative of the applicant, offered to answer questions about the project, and he emphasized that the County wants to identify all of the potential issues and impacts related to the project as early as possible in the EIR preparation process.

Several residents from Crest expressed concerns that the EIR will not be complete unless the studies of the project's impacts to traffic conditions and road maintenance include certain specific roads in Crest in the analyses, in addition to the obvious direct access connections to the project. Kandy Franklin, of the Crest Fire Safe Council, requested that the EIR includes a study of fuel mitigation measures that will be required in the open spaces surrounding the project. A resident of Harbison Canyon expressed concern that project impacts will require installation of a traffic light control at the intersection of Sycuan Summit Drive and Dehesa Road. Others expressed concerns about the project impacts to the existing undeveloped rural landscape vistas, to the existing dark night sky, to the existing quiet natural soundscape. One person expressed concerns about the potential impacts due to the amount of grading associated with the project.

Pat Ulm moved that the Planning Group adds the public's comments and suggestions to the list of issues and impacts she distributed to the Group, and that the Group recommends that the EIR for the Singing Hills Estates includes studies of all of these issues and impacts combined. The motion passed (12 yes; 0 no; 0 abstain).

Item 6a. Public Project Proposal. Park Lands Dedication Ordinance (PLDO) Priority List. Judy Bowen distributed to the Planning Group members copies of the draft 2009-

2010 Priority List Requests, which includes responses and suggestions from the community concerning the different parks. Mary Manning suggested adding an Outdoor Weight Room to the list for Old Ironsides Park. Kandy Franklin discussed the Nancy Jane Park encroachment into the street easement, suggested installation of dog drinking devices on 2 of the 5 water spigots in South Lane Park, and reported that the prospective insurance companies are deliberating how the split rail fence at South Lane Park affects its insurability.

Judy Bowen moved that the Planning Group sends the amended 2009-2010 Priority List Requests to the County for its consideration. The motion passed (12 yes; 0 no; 0 abstain).

Item 6b. Public Project Proposal. General Plan Update Zoning Consistency Review. Chairman Riggs displayed maps showing properties in the Subregion that are proposed for zoning changes to achieve consistency with Land Use Designations and adjacent zonings proposed for the 2020 General Plan update.

Pat Ulm moved that the Planning Group recommends approval of the draft Zoning Consistency Review map as proposed by the County. The motion passed (12 yes; 0 no; 0 abstain).

<Pat Ulm moved adjournment; Pat Ulm withdrew her motion for adjournment.>

Item 7. Unfinished Business. Consideration of applications for Seat No. 1, Crest. Chairman Riggs stated that since the sole applicant had to depart the meeting earlier and was no longer present, he was tabling this agenda item until the next meeting.

Item 8. New Business. None.

Item 9. Adjournment. Pat Ulm moved adjournment at 2116 hours. The motion passed unanimously.

Respectfully submitted, William L. Bretz (Secretary)